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88 South Rise, Llanishen, Cardiff, CF14 0RG.

£735,000

 **peter  
alan**

02920 618552  
llanishen@peteralan.co.uk



A modern spacious detached double fronted four-bedroom family house, providing 1600 square feet, and occupying a delightful position set back with wide and deep level front gardens, and overlooking quiet and private Southrise. This deceptively large, detached house has been extensively improved in the last few years by the current owners, and provides four double sized bedrooms, ideal for a growing family, and is located on a tranquil private residential road, away from busy passing traffic, yet only a short walk from both Lisvane and Llanishen Reservoirs, and also Llanishen Railway Station, enabling fast and economic travel to Cardiff Queen Street and Cardiff Central.

Backing onto protected woodland with a charming good sized private rear garden, this substantial home was built circa 1970, with cavity elevations in facing brick, the front inset with a relief of render, all beneath a gable fronted roof of interlocking tiles. This versatile and impressive property provides great potential to extend to the side and the rear with full architect drawings and full planning permission already acquired. The property benefits two new luxury (2022 & 2025) high specification bathrooms, one being ensuite to the generous master bedroom (13'6 x 12'2), , a stylish new 2024 downstairs cloak room, gas heating with stylish contemporary radiators, and a new boiler replaced in 2021 and serviced annually, stunning wood block floors, and stylish contemporary oak panel internal doors. Further improvements include replacement PVC double glazed windows, many with superb plantation shutters, cavity wall insulation added in 2010 under a government grant. The well-designed living space comprises an open fronted pillared entrance porch, an entrance vestibule, an entrance reception hall with a wide returning staircase and a high atrium

style gallery landing with triple full height window. The generous first floor comprises four double sized bedrooms and two NEW STUNNING bathrooms. Outside a private deep larger than average entrance drive leads to a wide car port and onto a semi-detached double garage (20'0 x 18'0), approached by an electric fob operated roller double door. a further special feature are the delightful level enclosed private rear gardens which back onto protected woodland. A stunning home, perfect for a growing family, with considerable potential to extend, and occupying a truly lovely enviable quiet location. Must be seen!

### Location

Within a short distance is Christ the King primary school located off Everest Avenue, and a little further is Llanishen High School located off Heol Hir. Close by is a very popular Welsh Medium School, Ysgol y wen, where many local children attend. Also close by and well accessible is the historic village of Llanishen with its extensive local amenities including a Parson's bakery, a Post Office, a Co-Op supermarket. a florist, a cafe, a card shop, a barber, three chic hairdressing salons, a two further mini supermarkets on both Station Road and Kimberley Road, Coffee 1, and a Fintans fish and chip takeaway and restaurant. Within the village is the historic Anglican St Isan Church in Wales, whilst concealed behind St Isan church is a local public car park and a local hub with combined library, police station and Citizens Advice Bureau.

Within the immediate location there is also Llanishen Leisure Centre, and there are many public houses and restaurants including The Church Inn, The Griffin in Lisvane, whilst a little further there is The Cottage Inn and restaurant, Cefn Onn Country Park, a Miller and Carter together with the newly refurbished Pendragon local pub and restaurant as well as The New House Inn Hotel and restaurant





### Ground Floor Open Fronted Front Porch

24' 1" x 7' 10" (7.34m x 2.39m) A large open fronted pillared under cover full width porch that runs the width of the main inner porch and the entrance drive and provides marvellous under cover space perfect for a family.

**Inner Porch** Approached via a double-glazed front entrance door with matching side screen window and tongue and groove ceiling.

**Entrance Reception Hall** Approached via a part panelled entrance door with side screen window leading to a central hall with stunning wood block flooring, double radiator, high coved ceiling, built in useful cloaks hanging cupboard, wide carpeted returning staircase with two half landings.

**Downstairs Cloakroom** Stylish modern white remodelled suite with retro tiled walls, tiled floor, slimline wc with concealed cistern, vertical radiator in black, replacement patterned glass PVC double glazed window to side, wall mounted shaped wash hand basin with black mixer taps and pop-up waste and a useful built out vanity unit. Approached independently from the entrance hall via a contemporary oak panel door.

**Front Sitting Room** 12' 6" x 11' 5" Maximum (3.81m x 3.48m Maximum) Approached from the entrance hall via a contemporary oak panel door leading to a perfect snug inset with replacement PVC double glazed windows with stylish contemporary plantation blinds with outlooks across the



deep lawned frontage gardens, stunning woodblock flooring, contemporary radiator, high coved ceiling.

**Study/Home Office** 7' 7" x 7' 3" ( 2.31m x 2.21m ) Independently approached from the entrance hall via a contemporary part glass panelled oak internal door with stylish black door handles leading to a very useful study/home office with stunning wood block flooring, stylish contemporary radiator, a high coved ceiling with spotlights, a replacement double glazed PVC window with plantation blinds with outlooks across the deep lawned front gardens.

**Lounge** 18' 5" x 14' 2" (5.61m x 4.32m) Independently approached from the entrance hall this spacious full width lounge includes wood block flooring, two casement windows with outlooks across the sizeable enclosed rear gardens, French door opening onto the rear gardens, high coved ceiling, radiator, stone fire with wall mounted gas fire.

**Kitchen** 12' 5" x 7' 10" (3.78m x 2.39m) Fitted along two sides with a range of both floor and eye level units with light oak trim handles and round nosed laminate worktops, incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer, integrated Neff Schott Ceran induction hob, integrated Hotpoint fan assisted electric oven, space for the housing of an upright fridge freezer, space for the housing of a dishwasher, space for the housing of a washing machine, small breakfast bar, replacement PVC double glazed windows with a rear and side garden aspect,



PVC double glazed replacement outer door opening onto a landscaped side garden.

**First Floor First Floor Landing** Approached via a wide carpeted returning staircase with two half landings leading to a main landing with three side windows, and a built out linen cupboard, coved ceiling.

**Master Bedroom One** 13' 6" x 12' 2" (4.11m x 3.71m) Independently approached from the landing via a contemporary panel door with black door handles leading to a generous double sized master bedroom with contemporary part panelled wall and a replacement PVC double glazed window with outlooks across the enclosed and level sizeable rear gardens, radiator, high coved ceiling with spotlights.

**En Suite Shower Room** Luxurious white suite with stunning tiled floor and walls comprising double length contemporary shower with tiled walls, clear glass shower screen with sliding door, dark black fittings including waterfall fitment, separate shower hand fitment and Rac shower controls, tiled vanity shelf, large wall mounted contemporary wash hand basin with dark black mixer taps and pop up waste and a high gloss white double drawer vanity unit, wc with concealed cistern, stylish contemporary radiator, replacement patterned glass PVC double glazed window to side. High ceiling with spotlights.



### Bedroom Two

15' 1" x 13' 3" Maximum (4.60m x 4.04m Maximum)

A generous second bedroom approached independently from the landing via a contemporary oak panel door with dark black handles, feature wall part panelled, large vertical radiator, two replacement PVC double glazed windows each with plantation blinds with outlooks across the deep and enclosed frontage gardens and onto the quiet frontage road. High coved ceiling with spotlights, stylish flooring.

### Bedroom Three

13' 7" x 11' 5" Maximum (4.14m x 3.48m Maximum)

A double sized bedroom approached from the landing via a contemporary oak panel door opening into an entrance recess within the measurements provided, stylish flooring, radiator, replacement PVC double glazed windows with plantation blinds with outlooks across the deep front gardens and onto the quiet frontage road, high coved ceiling. Stylish chrome effect light switch.

### Bedroom Four

10' 6" x 8' ( 3.20m x 2.44m ) Approached independently from the landing via a contemporary oak panel door with dark black door handles leading to a further very generous fourth bedroom, with additional 1 ft deep wide wardrobes recess space extra to the measurements provided, two replacement PVC double glazed windows with a side and rear garden outlook, double radiator, high coved ceiling, stylish chrome effect light switch.

**Family Bathroom** 9' 2" x 5' 9" ( 2.79m x 1.75m ) Independently approached from the landing via a contemporary oak panel door with dark black door handles, leading to a luxurious new bathroom suite with porcelain



tilled walls and fully tiled floor comprising panel bath with dark black contemporary mixer taps and pop up waste, wall mounted shaped wash hand basin with dark black mixer taps, pop up waste and built out vanity units with dark black slimline handle and pull out drawer, slimline wc, separate fully tiled corner shower cubicle with clear glass sliding doors and screen with dark black trim and matching handles, dark black contemporary waterfall shower fitment with separate hand fitment. Matching dark black vertical radiator, replacement PVC double glazed patterned glass window to side, high ceiling with spotlights, air ventilator.

**Outside Front Garden** A very deep and wide level chiefly lawned front garden provides extra privacy allowing the house to be set back from the quiet frontage road, the garden itself is enclosed itself is enclosed along two sides by garden trees and laurel hedge affording further privacy.

**Entrance Drive** Double width concretes off street vehicular entrance drive approached via a wide dropped kerb and leading to...

Attached Double Garage

Up and over door, electric power and light, spacious double garage.

**Rear Garden** A very good size rear garden chiefly level and largely laid to lawn enclosed by timber fencing along three sides and backing onto mature trees and woodland which form part of the Llanishen and Lisvane woodland boundaries. Landscaped side garden is finished in stone and is wide providing plenty of extra storage space with contemporary fencing and edged borders with railway sleepers and housing a very useful garden shed. Garden gate to front.

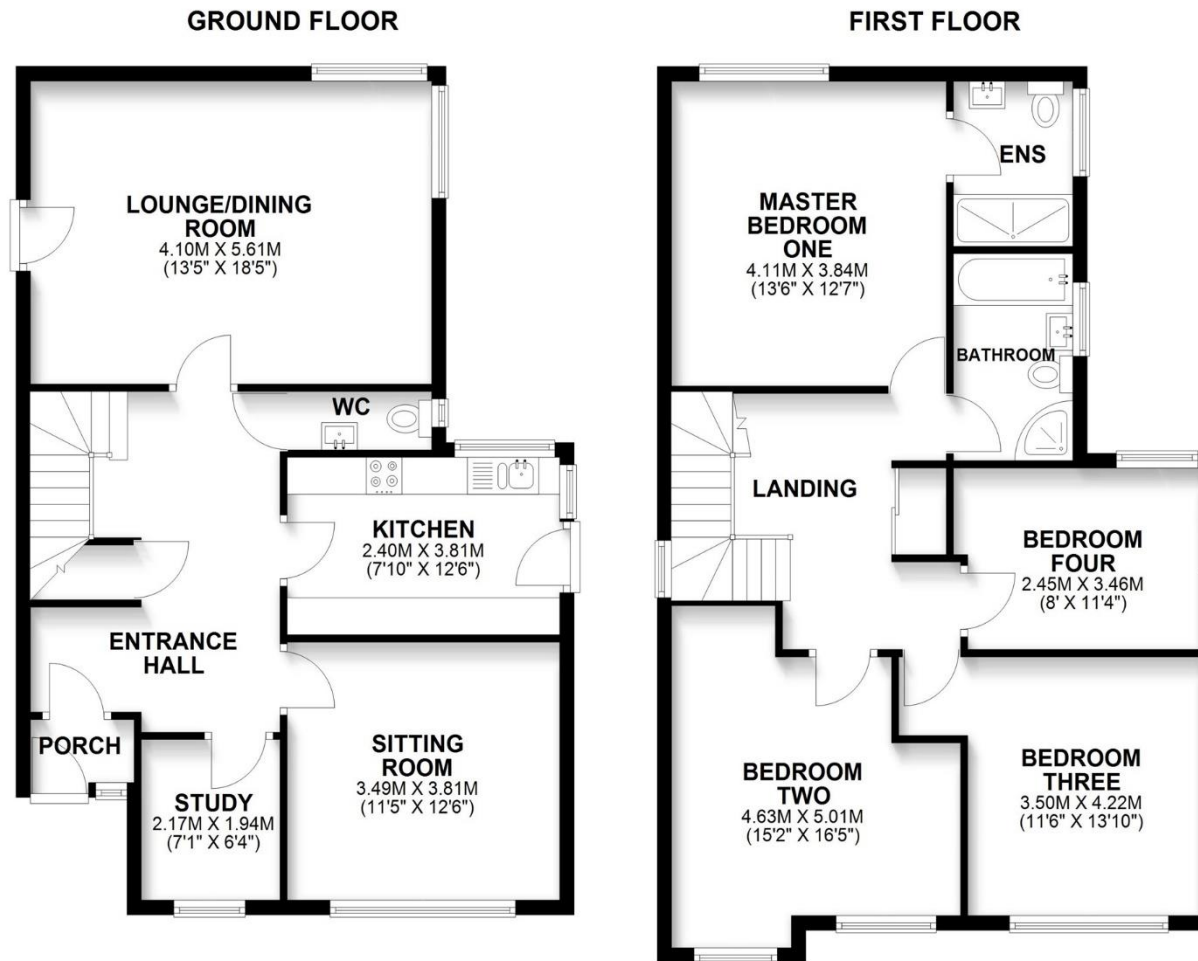






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